



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

October 8, 2013

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on October 8, 2013 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Zeno, Kabriel, Finch

Commissioners **Absent:** Toews

Staff Present: Craig-Historic Preservation Officer

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the Authority of Article 66B, Section 8.01-8.17 of the Annotated Code of Maryland and administered the oath en masse to all persons intending to testify at the hearing.

C. APPROVAL OF MINUTES

July 9, and July 25, 2013 Meeting Minutes

Vice Chair Leahy moved approval of the July 9 and July 25, 2013 meeting minutes as written.

Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 5-0.

D. ANNOUNCEMENTS

Ms. Craig announced that the Rehabilitation Right workshop was terrific and there were 35 attendees. She believes there was an excellent crop of speakers on masonry, wood conservation, windows, energy efficiency and roofs. She spoke with Ms. Ware after the workshop and believes this workshop is worthy to be hosted on annual basis so would be a great use of the training HPC dollars. She thanked those members of the HPC that were able to attend the workshop.

E. VIOLATIONS

There were no violations reported.

F. CONSENT DOCKET

There were no applications placed on the consent docket.

G. OLD BUSINESS

1. 37 Cornhill Street – Bryan Braley & Stacey Turner – Landscaping and site improvements, rear porch addition and addition of 3rd floor skylight.

Ms. Craig indicated that the applicant will review the modifications made to the application that show the reduction in the scope of work addressed in the narrative. Mr. Scott Paden explained that there are three critical aspects of the project to include: the yard and the ability for off-street parking in the redeveloped rear yard, a porch addition off of the rear "L" and egress out of the attic through a window as proposed to be used for bedroom or a "hatch." He went over the plans detailing what each page entails. He referred to sheet A4 that is a windows assessment so the application is amended to show the last two windows proposed for repair instead of removal.

Staff: Ms. Craig restated her written comments and recommends approval of the application subject to archeological monitoring.

Public: Public testimony opened at 8:02pm and those speaking are listed below.

Name	Address	In Favor	In Opposition
Donna Ware	HA, Inc.	X	

Public testimony opened at 8:07pm and no one from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 8:08pm.

Commissioners: The commissioners asked several clarifying questions to which the applicant responded. **Chair** Kennedy restated that the amendments are to repair two casement windows; to consult with HPC archaeologist consultant prior to developing a plan; and relocate skylight over the eve unless there is evidence of another location is determined.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Zeno, Kabriel, Finch

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
L	Amended Staff memorandum dated 10/4/13
M	Turner Letter dated 10/2/13
N	Fakor & Terne Specification Sheet dated 9/29/13
O	Landscape Plan dated 10/3/13
P	Building Plans A-11 dated 10/3/13
Q	Email from MHT dated 9/20/13
R	Email from MHT dated 10/8/13

Vice Chair Leahy noted that whereas the amended application for 37 Cornhill Street complies with HPC guidelines, B.1 B.2, B.6, B.8, B.12, B.13, C.1, C.4, C.5, C.6, C.9-C.11, D.1, D.5, D.10, D.10a, D.12, D.13, D.15-D.18, D.20, D.23, D.28a, D.28b, E.1, and SOI standards #2, #3, #4, #6, #9 and #10, moved approval subject to the following conditions:

1. Repair/replace in kind siding material where rear bump out is removed;
2. Staff approval of design detail or product specification sheet for the garden element referenced on L-5;
3. Test patch for any masonry repointing that might be required;
4. Product specification for hatch skylight;
5. Substitute of copper if terne is not available for the new porch roofs;
6. Placement of exterior venting as required by DNEP with specification of the vents that indicate color.

Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 5-0.

H. NEW BUSINESS

1. 34 West Street – Michael Justin Dowling Architects – Construct new addition at rear of building.

Mr. Dowling explained that the project is for a one-story 2400 square foot addition to the Gritz Liquors building. He provided plans of the project and detailed what each sheet entails. The application calls to build in the rear so the alley will remain open. To address security reasons the gate will be set back from the alleyway. He proposes to provide an offset as recommended by Ms. Craig and change the siding profile to 7.5 inches.

Staff: Ms. Craig restated her written report and recommended approval of the application subject to the applicant providing the mechanical components of the project for staff's review.

Public: Public testimony opened at 8:43pm and no one from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 8:44pm.

Commissioners: Commissioners all agree that demolition was appropriate for the application. The applicant amended the application to use a metal preformed field painted roof. **Chair** Kennedy restated that the application has been amended to include a preformed field painted metal roof, offset will be where the new addition dies into the historic building; applicant will include gates, drainage plan, gutters and downspouts, exterior lighting, new security lighting with no glare onto surrounding property, and repair the walkway which is being completed as indicated on the plan.

Vice Chair Leahy noted whereas the amended application for 34 West Street complies with HPC guidelines B.1, B.2, B.3, B.4, B.5, B.6, B.8, B.10, B.11, D.2, D.10a, D.15, D.19, and SOI #9, moved approval subject to the applicant including gates, substituting preformed field painted standing seam metal roof, providing a minimal inset for both the east and west elevations of the addition for 4" differentiation; finishing the exterior safety lighting to match siding; consulting with HPC archaeologist prior to excavation.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Zeno, Kabriel, Finch

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC application dated 8/15/13
B	Staff memorandum dated 9/28/13
C	Jason Horst email dated 10/3/13
D	Additional information dated 10/8/13
E	Memo from Ms. Gudenius dated 9/30/13
F	Documents on Proposed Gate
G	Photograph of Context

- 2. 138 Conduit Street** – John Jamieson/First Presbyterian Church – Demolition of existing garage and construction of a new shed. Relocation and screening for HVAC chiller unit. Construction of a fenced children's play area.

Mr. Jamieson noted that the improvements being proposed are located behind the Zimmerman house and the intent is to create a new play area for children ranging from ages 3-5. The application proposes to demolish an existing garage and the intent of the shed design is to emulate Queen Anne design.

Staff: Ms. Craig restated her written comments and recommended conditional approval subject to the applicant substituting a pre-formed field painted standing seam metal roof instead of asphalt roof.

Public: Public testimony opened at 9:08pm and no one from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 9:09pm.

Commissioners: There was no deliberation among the commissioners.

Vice Chair Leahy noted that whereas the application for 138 Conduit Street is amended to substitute the pre-formed, field painted standing seam metal roof complies with guidelines B.1, B.2, B.3, B.8, B.10, B.13, C.1 C.6, C.11, D.2, D.10b, D.15, D.28b, and D.29, moved approval as submitted. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 5-0.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Toews, Zeno, Kabriel, Finch

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	Application dated 9/11/13 including MHT Letter
B	Staff memorandum dated 9/28/13
C	Revised Plan pages A-1, A2 dated 10/3/13

I. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion and held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

1. 94 East Street – Martha Akers – Partial demolition and reconstruction of rear wall.

Ms. Akers explained she is here to seek permission from the HPC to remove the decomposing failing rear wall and to reposition the door in the center of the wall during the reframing process. She showed photos of the existing conditions of the rear wall of the house. She noted that the house is pretty stable outside of the rear wall. She found during research that the second floor could possibly be saved if she is able to restore the wall in place. She noted that the joists that connect to the back wall are deteriorated. Additionally, she detailed the steps to be taken when moving forward with the corrective efforts, first to remove the dilapidated first floor kitchen floor, to stabilize the ceiling joist of the second floor to save the level; commercially treating the building for termites; completing the back wall; and repairing the cross beam.

Staff recommends that there be a structural assessment of the property and suggested that Ms. Akers contact DNEP because of the letter in the file that recommends the property be gutted. Ms. Akers believes that this was based on the 7-foot height ceiling.

Chair Kennedy summarized that guidance from the Commission is that it is a feasible project from the standpoint of swapping the position of the window and the door on the first floor. She noted that the HPC further recommends rehabilitation and repair of the windows as the first preference and if the windows have deteriorated beyond repair then they would need to be replaced in kind. There were additional questions that relate to keeping the windows on the side elevation and the guidance is that they would need to be retained. The applicant would be requested to work with DNEP and staff to work out a full plan and get an application before the HPC as quickly as possible.

I. ADMINISTRATIVE HEARINGS

1. O-34-13 – Historic Preservation Tax Credit Legislation

Chair Kennedy explained that at the last meeting, staff was asked to look at some kind of language to ensure that the \$150,000 historic tax credit pool would not be depleted by a single commercial rehabilitation. She referred to the recommended language from the Assistant City Attorney.

Vice Chair Leahy moved that the HPC has reviewed the Historic Preservation Tax Credit language and recommended approval as amended. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 5-0.

City Dock Master Plan

Chair Kennedy noted that it appears that the City Dock Master Plan will be in final amended form at the end of the week and will go before the Council on October 21, 2013. With the HPC concurrence, she will comment to the Council that the HPC has not reviewed the final amended document and will do so at its October 24, 2013 administrative hearing so will plan to have comments to them by October 28, 2013.

I. ADJOURNMENT

With there being no further business, **Vice Chair** Leahy moved to adjourn the meeting at 10:40pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is scheduled for October 24, 2013 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder